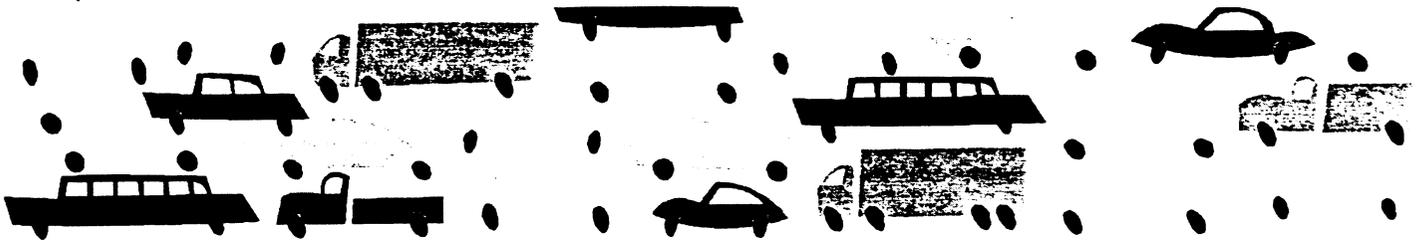


Agenda ✓  
12-01-03



December 1st 7:30  
Lee Recreation Center

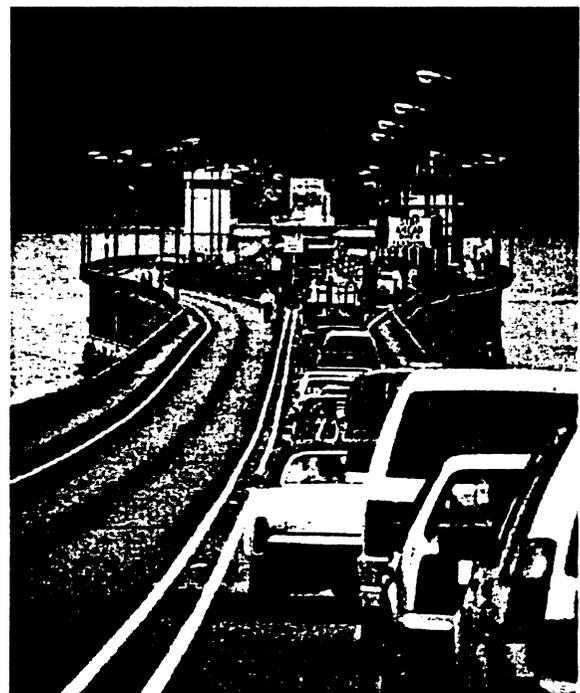
# Neighborhood Meeting TES

Representatives from Transportation and Environmental Services (Rich Bear) will be at the Lee Center Monday night at 7:30 to discuss the impact of traffic on our neighborhood with residents.

Please plan to attend to make TES aware of the impact of cut through traffic on our neighborhood from rush hour traffic to the heavy trucking which takes place at all hours.

If you have any questions, please contact Lynn Selander at 703-683-9889.

SEE YOU THERE.

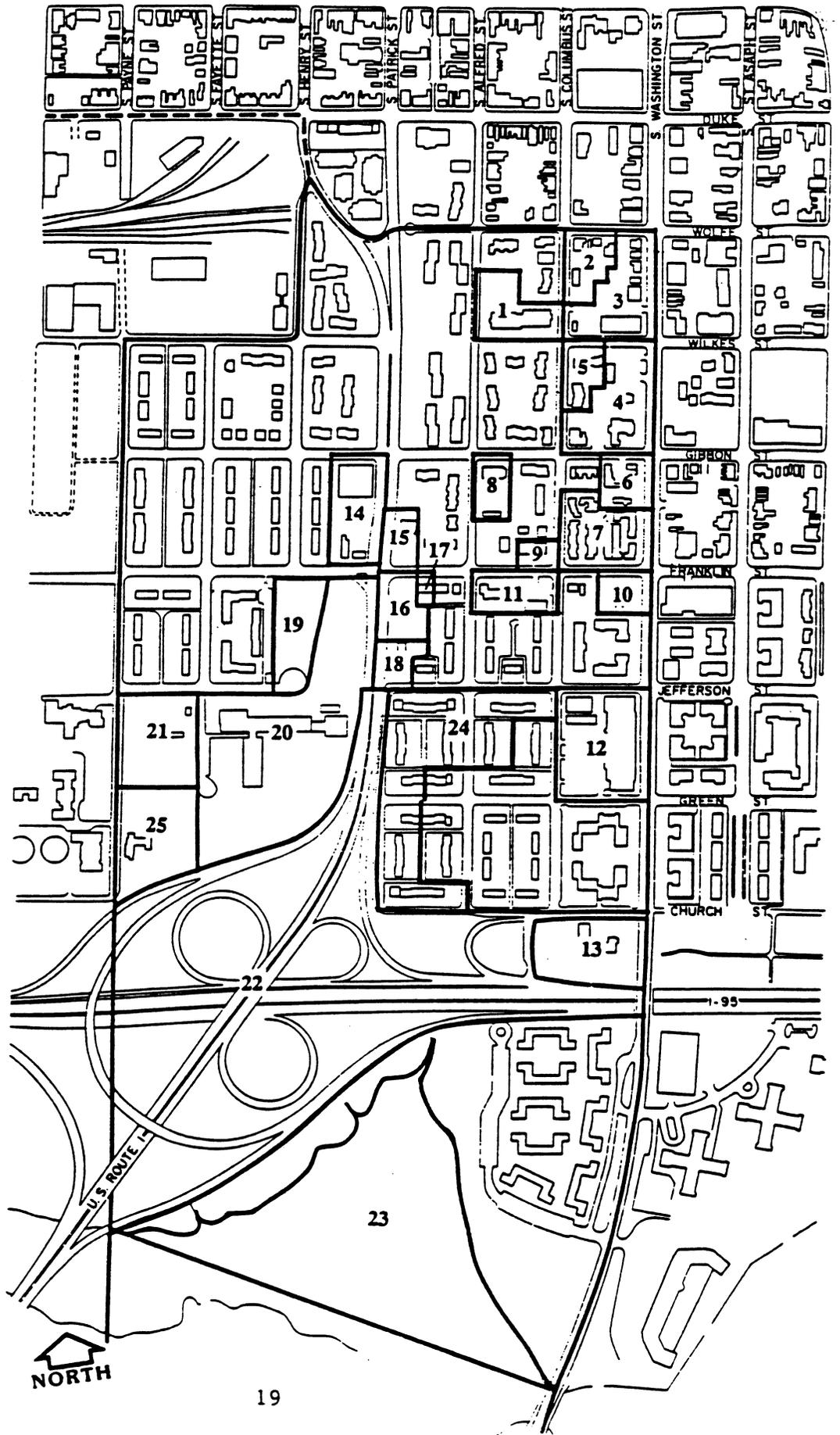




1991

# Proposed Land Use Changes

- 1 - From RM to RH
- 2 - From C to RM
- 3 - From C to CL
- 4 - From C to CL
- 5 - From C to RM
- 6 - From C to CL
- 7 - From RM to CD
- 8 - From RM to CL
- 9 - From RM to CD
- 10 - From RM to CL
- 11 - From RM to CL
- 12 - From RM to CRMU-L
- 13 - From RM to CL
- 14 - From RM to CSL
- 15 - From RM to CL
- 16 - From INST to CL
- 17 - From INST to RM
- 18 - From INST to RM
- 19 - From RM to P
- 20 - From INST to P
- 21 - From INST to U/T
- 22 - From No Designation to U/T
- 23 - From No Designation to WL
- 24 - From RM to RM/H
- 25 - From INST to CSL



12. From Residential Medium to Commercial Residential Mixed Use Low. This block is bounded by South Washington, Green, South Columbus and Jefferson Streets. Development within this block consists of low scale retail shops that front South Washington Street and off-street parking which is located at the rear of the property on South Columbus Street. Retail uses within this development include a First American Bank, a grocery store, a bicycle shop, a ski shop, two restaurants, a cleaner and a furniture store. These retail uses draw much of their support from the local residential neighborhood. It is the City's desire that retail uses along Washington Street be preserved. However, it is recognized that this comprises almost an entire City block and may be subject to redevelopment pressure. Should redevelopment occur, the intent of the CRMU-L designation is to encourage commercial uses along South Washington Street and residential uses oriented along South Columbus Street to provide a transition to existing adjacent residential development.
13. From Residential Medium to Commercial Low. This area is bounded by Church and South Washington Streets and the right-of-way for the Capital Beltway. Existing land use consists of a Mobil service station and a low scale office building. Commercial Low is recommended for this location in order to provide a buffer, or transition, between the residential area north of Church street and the expressway on the south.
14. From Residential Medium to Commercial Service Low. These properties are located in the eastern half block bounded by Gibbon, U.S. Route 1 (Patrick Street), Franklin and South Henry Streets. These properties currently contain low density service businesses such as a neighborhood grocery store, a paint supplier, an auto accessories retail store and a fountain soda distributor. It is recognized that this half block may be subject to pressure to redevelop. If redevelopment should occur, Commercial Service Low is recommended for this half block in order to encourage future land uses that would be compatible with the adjacent residential neighborhood. This type of development would also provide a buffer between the residential neighborhood on the west and the heavy volume of traffic that travels U.S. Route 1 on the east. The proposed designation would not preclude residential development.
15. From Residential Medium to Commercial Low. This site is located at the northeast corner of U.S. Route 1 and Franklin Street. The current use of this site consists of a Merit service station which replaced another service station that occupied this site. Commercial Low is recommended for this site in order to maintain the scale of the existing types of land uses and to provide a transition between the residential area on the east and U.S. Route 1 on the west.
16. From Institutional to Commercial Low. This site is located at the southeast corner of Franklin Street and U.S. Route 1 and consists of a Chevron service station which has undergone some minor renovation. Commercial Low is recommended for this site in order to maintain the scale of existing types of land uses and to provide a buffer, or a transition between the adjacent residential at the east and south and U.S. Route 1 on the west.
17. From Institutional to Residential Medium. These properties are located on the south side of the 900 block of Franklin Street. This recommendation recognizes the existing and the projected residential use of these properties.
18. From Institutional to Residential Medium. These properties are located at the northeast corner of Jefferson and South Patrick Streets and consist of rowhouses that have recently undergone renovations. This recommendation reflects the existing and the projected residential use of these properties.
19. From Residential Medium to Parks, Recreational or Open Space. This area is located on the south side of the 1000 block of Franklin at the northern end of the playing field at Lee Center. This change reflects how the property is currently being used.